

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND AGENDA



DEVELOPMENT REVIEW BOARD

Linda Milhaven, Council Member/Chair
Joe Young, Vice Chairman
Matthew Cody, Planning Commissioner

Kevin Bollinger, Design Member
Matthew Mason, Development Member
Kelsey Young, Design Member

Thursday, December 15, 2016

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING -MARKED

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order-1:00 P.M.

Roll Call -ALL PRESENT

Administrative Report – Steve Venker

1. Identify supplemental information, if any, related to the December 15, 2016 Development Review Board agenda items, and other correspondence.

Minutes

2. [Approval of the December 1, 2016 Development Review Board Meeting Minutes.](#)
APPROVED 6-0; MOTION BY K. YOUNG 2ND BY MASON

CONSENT AGENDA

3. [42-DR-2016 \(Alta Osborn\)](#) Brad Carr, AICP
Request approval of the site plan, landscape plan, and building elevations for a new multi-family residential development comprised of a 5-story-tall building, with 277 dwelling units in approximately 426,000 square feet of building area, all on an approximately 4.84-acre site.
3234 N. Scottsdale Rd.
Biltform Architecture Group, Architect/Designer
APPROVED 6-0; MOTION BY J. YOUNG 2ND BY BOLLINGER WITH REVISED COLORED ELEVATIONS
4. [44-DR-2016 \(Verizon PHO Zuzu Valley Ho 2 Small Cell\)](#) Keith Niederer
Request approval for a new Type 3 wireless communication facility (WCF) to be concealed inside a replacement 27-foot-tall Old Town Scottsdale sign, located within the public right-of-way on the south side of E. Main Street, west of N. Scottsdale Road.
Southwest corner of E. Main St. and N. Scottsdale Rd.
Young Design Corp., Architect/Designer
APPROVED 6-0; MOTION BY J. YOUNG 2ND BY BOLLINGER

5. [45-DR-2016 \(The Vig @ McCormick Ranch Patio Expansion\)](#) Meredith Tessier
Request approval of the site plan, landscape plan, and lighting plan for a patio expansion of 392 square feet on the north side, and a 378-square-foot expansion on the northeast side of the existing patio for an existing restaurant.
7345 N. Via Paseo Del Sur
AV3 Design, LLC, Architect/Designer
APPROVED 6-0; MOTION BY J. YOUNG 2ND BY BOLLINGER WITH A DELETED STIPULATION
6. [46-DR-2016 \(McCormick Ranch Landscape Master Plan\)](#) Ben Moriarity
Request approval of the Landscape Master Plan update on the 3,116-acre McCormick Ranch. The Landscape Master Plan is intended to identify the types of materials that will be utilized and the maintenance that will be necessary for all landscaped and open space areas that are owned and managed by the McCormick Ranch Property Owners Association.
9248 N. 94th St.
Rose Law Group, Applicant
APPROVED 6-0; MOTION BY J. YOUNG 2ND BY BOLLINGER
7. [51-DR-2016 \(Verizon PHO Zuzu-ValleyHo Small Cell Wireless Communication Facility\)](#) Keith Niederer
Request approval of a new Type 3 Wireless Communication Facility (WCF) to be co-located on a replacement street light pole located within the public right-of-way on the east side of 68th St., south of 1st Ave.
6850 E. Main St.
Young Design Group, Architect/Designer
APPROVED 6-0; MOTION BY J. YOUNG 2ND BY BOLLINGER

REGULAR AGENDA

8. [49-DR-2016 \(Landing at The Quarter\)](#) Ben Moriarity
Request approval of modification of the building elevations of an existing commercial development, including a new paint color scheme, additive architectural detailing, building-mounted light fixtures, and signage locations, on an 8.21-acre site.
15425 N. Greenway-Hayden Loop
DPA Architects, Inc., Applicant
APPROVED 6-0; MOTION BY K. YOUNG 2ND BY BOLLINGER



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STEVE PERONE AT (480-312-2307). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STEVE PERONE AT (480-312-2307).

9. [25-ZN-2015 \(Scottsdale Fashion Square\)](#) and [1-II-2016 \(Scottsdale Fashion Square Mall\)](#) Bryan Cluff

Pursuant to the Planned Block Development Overlay District (PBD) requirements of the Downtown (D) zoning district, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the proposed Development Plan for a Zoning District Map Amendment (25-ZN-2015) from Downtown/Regional Commercial Office - Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) to Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).

Generally the Northwest corner of N. Scottsdale Road and E. Camelback Road, with E. Highland Avenue as the north boundary and N. 68th Street as the west boundary, and an area south of Camelback Road and bordered by N. Marshall Way, E. Via Soleri Drive, and N. Goldwater Boulevard.

Berry Riddell, LLC / Applicant

RECOMMEND APPROVAL TO THE PLANNING COMMISSION AND CITY COUNCIL 6-0; MOTION BY BOLLINGER 2ND BY K. YOUNG

Bryan Cluff

Request by owner for approval of a Downtown Infill Incentive District application over a 1.8-acre site with Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO) zoning by approving a Development Plan and amendments to Property Development Standards of the Zoning Ordinance regarding the inclined stepback plan adjacent to the Downtown Boundary, specifically at the northeast corner of the Development Plan area.

Generally the Northwest corner of N. Scottsdale Road and E. Camelback Road, with E. Highland Avenue as the north boundary and N. 68th Street as the west boundary, and an area south of Camelback Road and bordered by N. Marshall Way, E. Via Soleri Drive, and N. Goldwater Boulevard.

Berry Riddell, LLC / Applicant

RECOMMEND APPROVAL TO THE PLANNING COMMISSION AND CITY COUNCIL 6-0; MOTION BY BOLLINGER 2ND BY K. YOUNG

10. [2017 Development Review Board Hearing Schedule](#) Steve Venker

The Board will review and take action on the 2017 Development Review Board hearing schedule

APPROVED 6-0; MOTION BY J. YOUNG 2ND BY MASON

Adjournment-3:09 P.M.



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